

84th & Havelock Avenue
Lancaster County Events Center

Applicant	Location	Proposal
Charles Wilnerd, President for Lancaster County Agricultural Society	N. 84 th & Havelock (southeast corner)	Change approximately 10 acres of Public/Semi-Public and Green Space to Commercial use
Recommendation: Denial The application for commercial development raises many issues in regards to the impact on the road network, floodplain and how this proposal relates to the overall Events Center development plans.		

Status/Description

The Lancaster Events Center is on the southeast corner of 84th and Adams Street and hosts special events such as the County Fair, conventions, horse shows, and trade shows. The Events Center owns over 160 acres between 84th Street east to Stevens Creek. A 10 acre portion of the overall Events Center site is proposed for commercial development. The Event Center envisions future restaurants, retail or motels on the proposed site. More than half of the 10 acres proposed for commercial development are in the 100 year floodplain.

Comprehensive Plan Implications

Public Works notes that access to 84th Street should be managed. Full access to and from the Events Center from Havelock Avenue should be a minimum of 1/4 mile east of 84th Street. The additional access point shown 700 feet east of 84th Street should be a right-in and right-out only. Public Works also states that Havelock should be improved to a 4 + 1 lane roadway from 84th Street to the eastern edge of the Events Center and that a Traffic Impact Analysis should be conducted.

Additional commercial development along North 84th Street could potentially add to traffic delays on this roadway. North 84th Street, from O Street to Cornhusker Highway, is planned for 6 lane development due to projected traffic volumes in the future. Commercial development within the site could potentially reduce some traffic on the arterial street that would otherwise leave the site during events in order to use lodging or restaurants.

Public Works and Utilities Watershed Management notes:

“This area is in the floodplain of Stevens Creek and a portion of it is designated as Green Space in the Lincoln/Lancaster County Comprehensive Plan. An important floodplain management strategy embodied in the Comprehensive Plan is to designate areas for future urban development outside of the floodplain to avoid introducing new development to flood risks and to preserve the important

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functions of the floodplain. In keeping with this concept and the Salt Valley Heritage Greenway identified along this corridor, the floodplain along Stevens Creek is designated as Green Space and Environmental Resources in order to preserve the natural functions of the floodplain, including flood storage and conveyance. The draft recommendations of the Mayor's Floodplain Task Force are consistent with this approach...

There are opportunities on this site to provide compensatory storage for floodplain areas that are filled for the proposed commercial site. It is recommended that a master plan for the Lancaster County Event Center be submitted which identifies areas for compensatory storage to offset the impacts to the floodplain prior to considering the designation of commercial land uses within the floodplain."

Page F 78 of the Comprehensive Plan notes that:

"...there is an opportunity to reduce the risk of flood damages to life and property and to preserve the important functions of floodplains by designating areas for future urban development outside of floodplain and floodway areas."

The Lower Platte South NRD also notes concerns about filling in the floodplain. The NRD is acquiring floodplain easements upstream of the Murdock Trail (immediately south of the Events Center). The NRD states that "we are concerned that filling of the flood fringe in this area reduces the total flood storage unless fill is utilized from within the flood plain."

Private commercial development within the Events Center plan has raised several specific issues:

- C The commercial development, if allowed in the floodplain, should provide compensatory storage on site.
- C The long term plan for the Events Center is for additional buildings and a building with permanent stadium seating. Additional parking may be required to handle future events, in order to insure that parking does not spill out onto the adjacent roads. The 10 acres of land proposed for commercial use might be better reserved for parking for the larger events.
- C The commercial development, if allowed, should be in a zoning district that requires a site plan approval in order to provide for adequate setbacks, landscaping, proper access and site review. This review should include a coordinated signage package for the public and private uses.
- C The proposed future uses, both public and private, need to be in conformance with the commercial and environmental policies of the Comprehensive Plan. In particular, they need to be compatible with policies in regards to the future of Downtown Lincoln. The Chamber of Commerce and Downtown Lincoln Association are proposing a study of the best way to address the community's future needs for special events facilities. Plans for this site should await the outcome of that study.

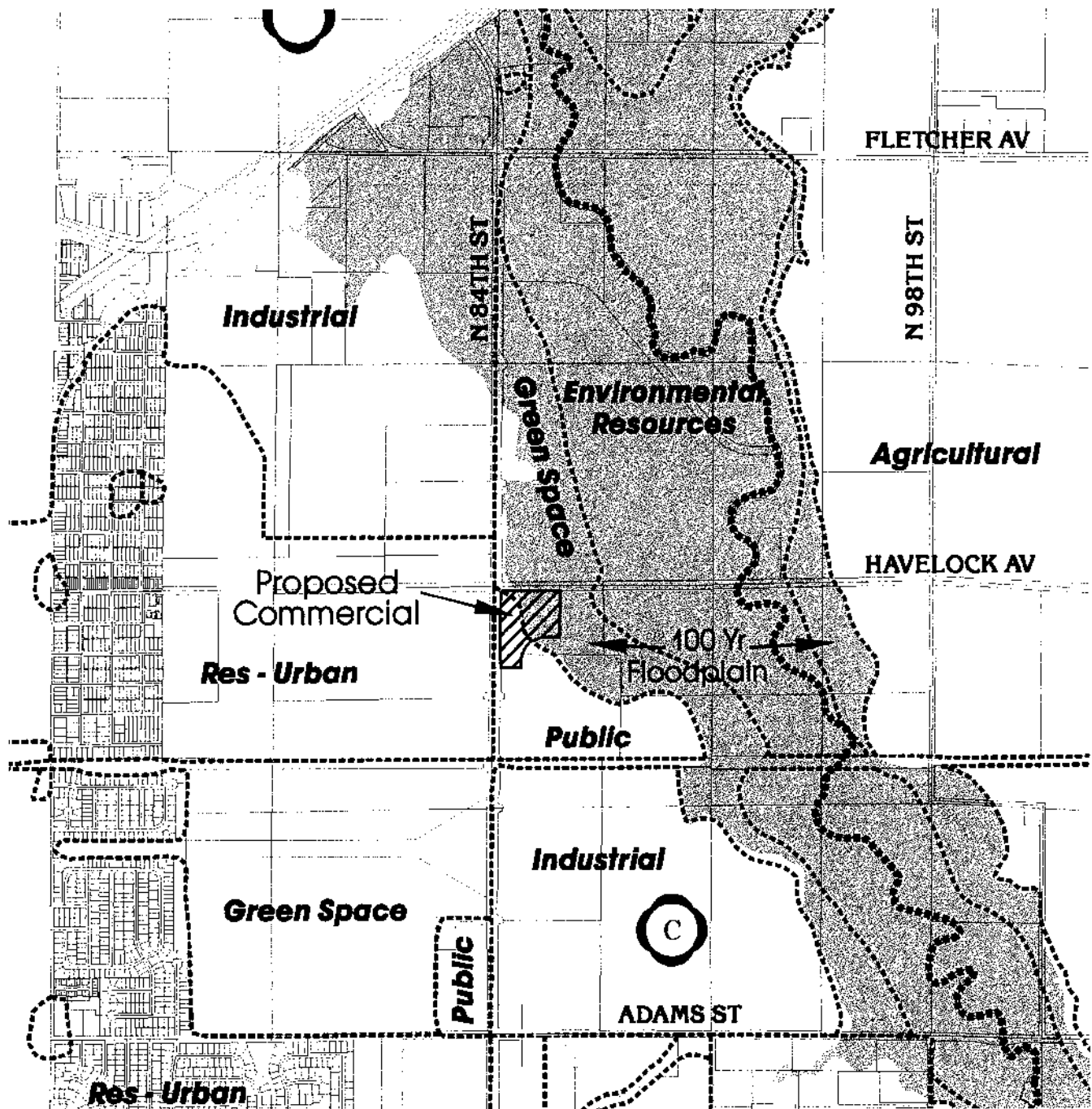
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Conclusion

The Events Center has stated their interest in commercial development oriented to event visitors. Any commercial development should be part of an overall plan for the entire Events Center. However, there are many issues yet to resolve in regards to how this commercial development will function within the overall Events Center plan. In particular, the applicant has not addressed how the commercial development, together with the traffic from future expansion of the Events Center, will impact the adjacent road network. The application also proposes development in the floodplain, which is contrary to the goals of the Comprehensive Plan. Even if the Events Center has already completed some of the floodplain fill, they could compensate for this fill by providing additional storage elsewhere on their 163 acre site.


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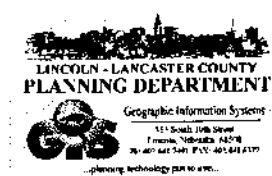
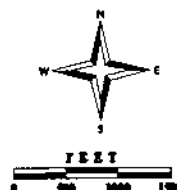
April 30, 2003



N. 84th & Havelock Av.

Comprehensive Plan Proposed Amendment # 8

- Future Service Limit
- Land Use Boundary
- Res** Land Use Category
-  From Public/Semi-Public and Green Space to Commercial





LANCASTER COUNTY FAIR

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February 17, 2003

Marvin Krout
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, Nebraska 68508

RE: Comprehensive Plan Amendment
Lancaster Event Center
84th and Havelock Avenue

Mr. Krout,

Attached please find copies of the completed Comprehensive Plan Amendment Application and Questionnaire. Also attached is a plan showing limits of the proposed amendment. Future land uses in proposed commercial area are expected to be consistent with highway commercial zoning districts that would allow restaurants, motels/hotels, banks, offices and retail. We are currently developing a generic site plan for your review as part of this amendment process. This information will be submitted for inclusion with this application upon completion.

Submittal of annexation and change of zone applications, along with site-specific information are not intended at this time. Please advise if additional information is needed.

Sincerely,

Charles Willnerd

cc: Joan Ross, City Clerk

Lancaster County Agricultural Society, Inc.

Comprehensive Plan Amendment Questionnaire

1. This proposal is to identify vacant land as potential for commercial development.

The vacant land in this request is owned by the Lancaster County Agricultural Society And located in the Southeast corner of 84th street and Havelock Avenue. This is in Northeast Lincoln. The size of the tract to be considered is approximately 11.43 acres.

2. Part of the property is in Tier I- Priority 1 and part of the property is in flood plain.
3. The impact of this designation will assist in future development of the Lancaster Event Center (LEC) site where commercial activities will complement the functions of the LEC. This will affect established business in the northeast and north central portions of Lincoln, but also to new business developing along 84th street to the south.

The net benefit to the community will be to provide convenient services to many out of town guests staying in Lincoln bringing more economic activity to the area. This in turn will be a positive impact to business in the area. This will not impact residential areas due to the distance and geographic location of the site. This will not detract from existing services or facilities that are presently being used. Due to projected increase in numbers of out of town guests coming to events at the LEC, business facilities located on this future site will only complement those businesses already benefiting from current activities.

4. This proposed change would be compatible with other properties which are in close proximity to this location. In addition, given the limitations of the physical aspects of this location, commercial development would be natural, and would help create an attractive entrance into the City of Lincoln.
5. We have not conducted community surveys at this time. We have received a number requests for closer lodging facilities from visitors and guests who attend events at the LEC. There have also been unsolicited requests from business owners to locate at this sight of the type that would provide retail items needed by visitors and exhibitors. We do not have any requests that we are formally considering at this time.

HAVELOCK AVENUE

NORTH 84TH STREET

REST.

DRIVE-THRU

TWO STORY MOTEL

RETAIL

RETAIL

RETAIL

LOT 31

LOT 30

LIMITS C
PLAN AN

APPROX. L
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APPROX. AREA REMOVED
FROM FEMA 16
FLOOR
PERMIT #FP990262

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